

A Prestigious Project from



**Sita Shelters Pvt Ltd.**  
We Strive to build your dreams



UNVEILING



UNVEILING THE GOOD LIFE







## METICULOUSLY DESIGNED, IMMACULATELY PRESENTED

**Sita Exotica** is a compendium of ensemble luxury apartments, 4 Towers - each 10 stories high within a gated community in a cosmopolitan location of Kompally, Secunderabad city. The property is on a high-point in its locational aspect; surrounded by free open spaces & views as far as the eye can see, in all of its sides-a rare location for any high-rise gated community.

To describe - an open (Endowments department's) parcel of land to the back and the left sides bereft of any concrete structure, flanked by a public park on the right side of the property, and the front side facing the thoroughfare leading into & out from the property. By virtue of this enviable location, **Sita Exotica** presents salubrious greens and fresh air for company and extraordinary views of the lushness around from the balconies or terrace.

Overlooking the promenade in the vicinity of NH 44, **Sita Exotica** is a gated community finished to the hilt with no expense spared, overwhelming exuberance at every corner, **Sita Exotica** is truly an exceptional residence.





SITA  
EXOTICA

INIMITABLY CONCOCTED,  
INCOMPARABLY BREWED

SITA  
EXOTICA



**Sita Exotica** is a space designed not only to last, but to transform living to the next level. The **Sita Exotica** community spreading across vantage acres gestures to reside in a most desirable, well-connected gated community in the core of the city, surrounded by high-quality lifestyle and distinguished neighbourhood.

In this midst is **Sita Exotica**, a gated community basking in the splendours of its advantageous location encircled by free open spaces and lush green foliage capped up with a classic approach road. This property comprises 4 exclusive towers of ten floors, each designed to your preference. Enjoy living in a contemporary spacious home expanding your thoughts and ambitions. Take a deep breath, experience the high of **Sita Exotica**; the allure is engulfing.

# THE EXOTICS OF SITA EXOTICA

## GENERIC

- |                                      |  |                             |
|--------------------------------------|--|-----------------------------|
| • Four Towers                        | • Separate Club House Building             | • Sewage Treatment Plant    |
| • Ten Floors each                    | • Swimming Pool                            | • 24 hours Water Supply     |
| • Signature Style Apartments         | • Excellent Landscaping                    | • 24 hours Security         |
| • 2 & 3 BHK Apartments               | • Basement Parking                         | • Rainwater Harvesting Pits |
| • 1091 Sq. ft. to 2178 Sq. ft. range | • Visitors' Parking                        | • 24/7 Power Backup         |
|                                      | • Some leisure features in the Stilt Floor |                             |

## BUILDING & RESIDENCES

- |                         |                                 |                               |
|-------------------------|---------------------------------|-------------------------------|
| • Stunning Architecture | • Signature Designer Residences | • Exclusive Independent Units |
| • Excellent Design      | • Premium Amenities             | • Private Entrance            |

## LOCATION

- |                               |  |  |
|-------------------------------|--|--|
| • In the core of Secunderabad | • On an Arterial Road                      | • Easy Commute to Work/Business/Leisure Hubs |
| • Adjacent to NH 44           | • Seamless Connectivity to City and beyond |  |





## SPACES THAT TELL A TALE

Beckoning to a better way of life, the grandly designed lounge draws one to **Sita Exotica** insides. A majestic entrance podium unveils the luxury awaiting. Welcome to an experiential accommodation; comprising spacious hall/living area full of natural light which leads to a large dining area attached to a separate fully-fitted kitchen. Premium floors, lavish carpentry, and intelligent lighting astounds as the doors open to a wonderful balcony where the views can truly be admired.

The bedrooms plush with en-suite luxuries set the tone with walk-in wardrobes, high-end bathrooms and attached balcony. Furthermore the amenities add to lustre; swimming pool, health club, modern gym, multi-purpose hall, landscaped garden, kids' play area, jogging track, walk track, basement/stilt parking areas, digital security & surveillance system, indoor and outdoor sports. The list goes on...

Cricket Nets



Badminton Court



Basketball Court



Swimming Pool

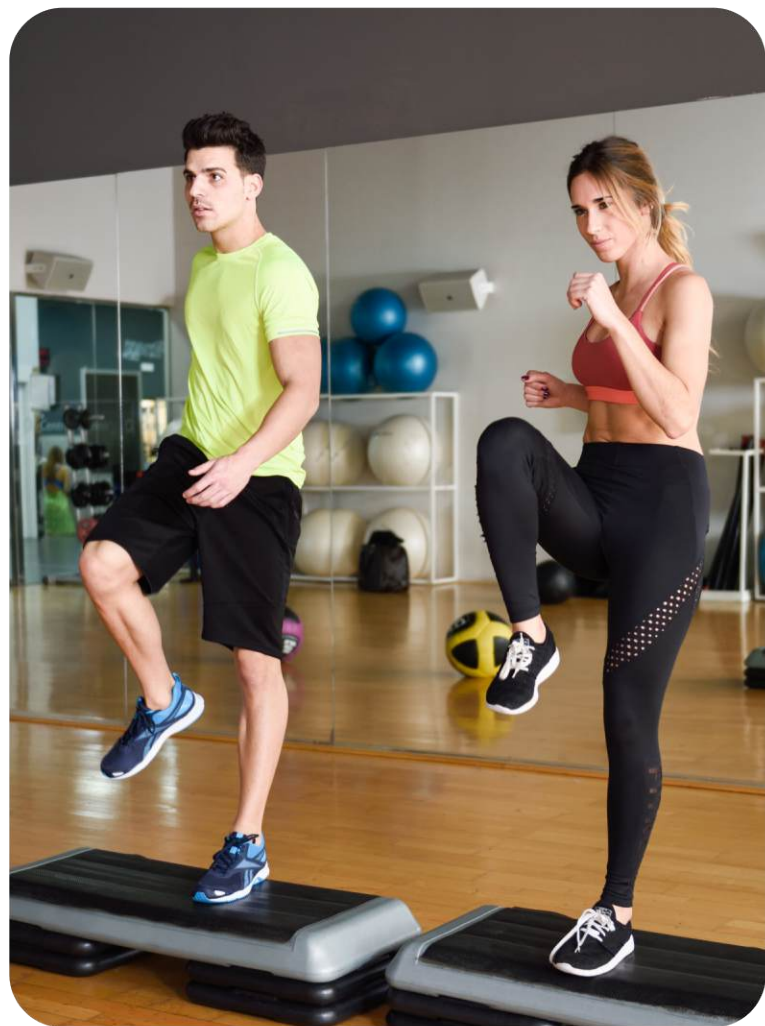


Gymnasium



## MAGICAL HOMES, MELODIOUS MOMENTS

Multi-purpose Hall



Wide Comfortable Balconies



Lobby





# YOUR PERSONAL HOTSPOT

A contemporary G+5 storied independent building with a vibrant architecture and of 22850 sq. ft. spread, is the Club House where living crescendos to its peak. The personal hotspot of every resident, the Club House is a private enclave captivating the **Sita Exotica** community. The spectacular Club House has a contemporary lounge unifying the worlds inside and outside, a retreat from the busy outside world to catch up with friends, play, work, or share a drink.

LUXURY CROONERS

- ☒ Lounge Area
- ☒ Fitness Centre
- ☒ Wellness Centre
- ☒ Amphitheatre
- ☒ Multi-purpose Hall
- ☒ Swimming Pool

SPORTY TIMES

- ☒ Billiards & Pool
- ☒ Table Tennis
- ☒ Carrom
- ☒ Chess

MIND & BODY BENDERS

- ☒ Meditation Spots
- ☒ Yoga Area
- ☒ Half Basketball Court
- ☒ Cricket Nets

CHILD'S PLAY

- ☒ Kids' Play Area
- ☒ Children's Pool

GENERAL

- ☒ Toddlers' Play Area
- ☒ Wi-Fi Enabled
- ☒ Reading Room





# RARE HOMES, OF ELEGANCE & GRANDEUR

Amphitheater



Kids Play Area

Basketball Court



Sr. Citizen Sitting Area



## MASTER PLAN

### LEGEND

- 1 ENTRY & EXIT GATES
- 2 DRIVEWAYS
- 3 SEATING COURT
- 4 TRANSFORMER YARD
- 5 SWIMMING POOL
- 6 POOL DECK
- 7 AMPHITHEATRE
- 8 KIDS' PLAY AREA WITH EPDM FLOORING
- 9 HALF BASKETBALL COURT
- 10 CRICKET PRACTICE NET
- 11 DROP-OFF POINT
- 12 CONTEMPORARY LANDSCAPE
- 13 HERBAL GARDEN
- 14 RESIDENTIAL BLOCK - ASTRONTIA
- 15 RESIDENTIAL BLOCK - BEGONIA
- 16 RESIDENTIAL BLOCK - CELOSIA
- 17 RESIDENTIAL BLOCK - DAHLIA
- 18 AMENITIES BLOCK





# YOUR SANCTUARY IN THE MAKING

## ASTRONTIA AREA STATEMENT

FLAT NO.	CARPET AREA	UTILITY AREA	BALCONY AREA	TOTAL AREA	BUA AREA
1	1101 SFT	67 SFT	219 SFT	2024 SFT	2024 SFT
2	1105 SFT	53 SFT	88 SFT	1393 SFT	1811 SFT
3	1092 SFT	52 SFT	83 SFT	1372 SFT	1784 SFT
4	1095 SFT	193 SFT	220 SFT	1669 SFT	2171 SFT
5	1116 SFT	68 SFT	329 SFT	1676 SFT	2178 SFT
6	1073 SFT	40 SFT	139 SFT	1401 SFT	1822 SFT
7	1074 SFT	40 SFT	139 SFT	1401 SFT	1822 SFT
8	1071 SFT	40 SFT	137 SFT	1400 SFT	1820 SFT
9	1069 SFT	40 SFT	287 SFT	1560 SFT	2028 SFT

## KEY PLAN



ASTRONTIA

## ASTRONTIA

## TYPICAL FLOOR PLAN (3RD & 7TH FLOOR)



Registration Number:  
P02500003916



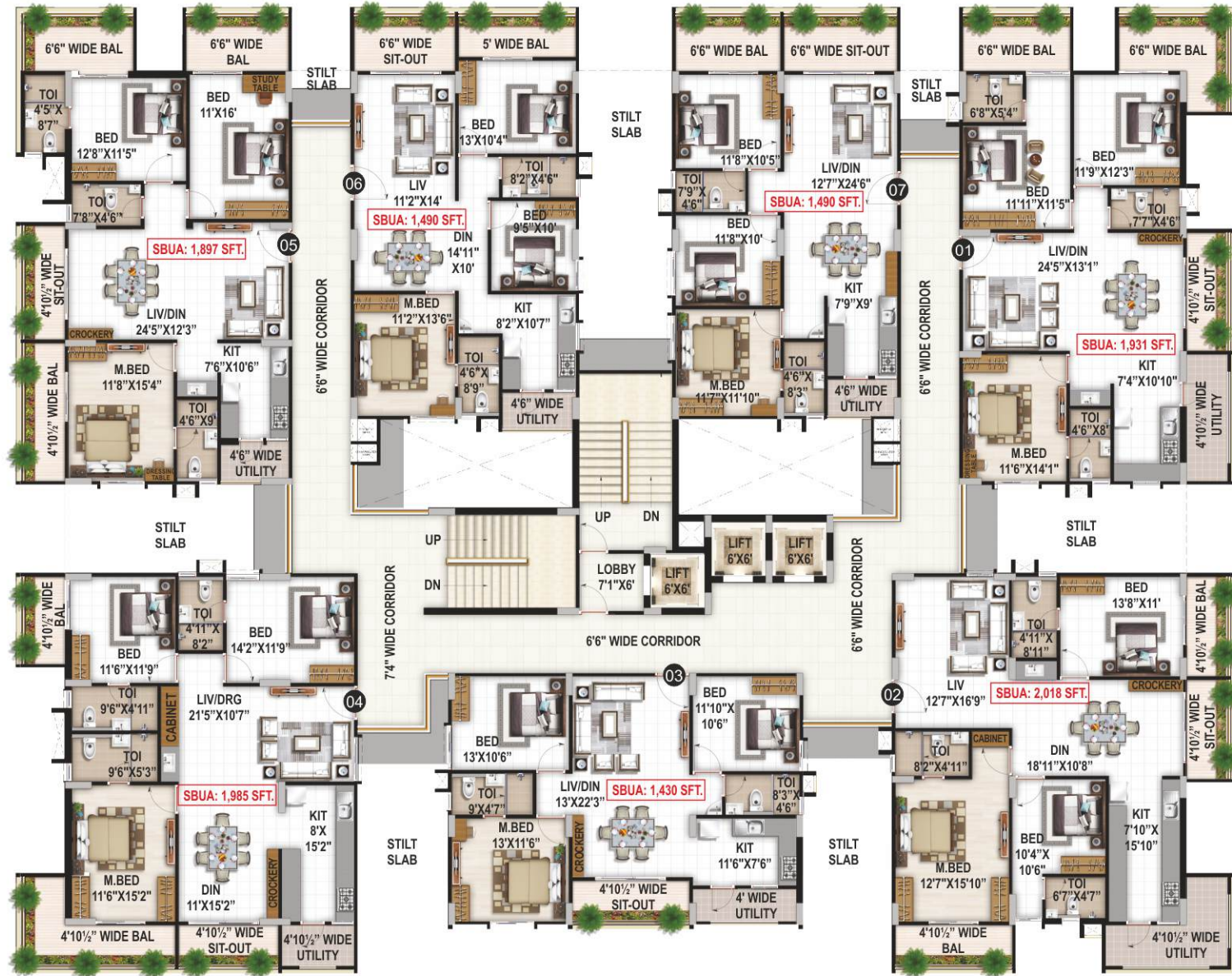


## BEGONIA

### TYPICAL FLOOR PLAN (2ND TO 10TH FLOOR)



Registration Number:  
P02200003914



SPACES  
SETTING  
YOUR PACE

BEGONIA

KEY PLAN



CELOSIA



## CELOSIA

### TYPICAL FLOOR PLAN (2ND TO 10TH FLOOR)



Registration Number:  
P02200003839



### CELOSIA AREA STATEMENT

FLAT NO.	CARPET AREA	UTILITY AREA	BALCONY AREA	TOTAL AREA	BUA AREA
1	1144 SFT	50 SFT	145 SFT	1495 SFT	1944 SFT
2	1036 SFT	140 SFT	168 SFT	1498 SFT	1948 SFT
3	743 SFT	52 SFT	78 SFT	992 SFT	1290 SFT
4	740 SFT	52 SFT	78 SFT	992 SFT	1290 SFT
5	1037 SFT	78 SFT	230 SFT	1498 SFT	1947 SFT
6	1106 SFT	37 SFT	205 SFT	1503 SFT	1955 SFT
7	1022 SFT	61 SFT	76 SFT	1301 SFT	1691 SFT

### BEGONIA AREA STATEMENT

FLAT NO.	CARPET AREA	UTILITY AREA	BALCONY AREA	TOTAL AREA	BUA AREA
1	1033SFT	66 SFT	234 SFT	1485 SFT	1931 SFT
2	1142 SFT	91 SFT	163 SFT	1552 SFT	2018 SFT
3	862 SFT	56 SFT	64 SFT	1100 SFT	1430 SFT
4	1144 SFT	37 SFT	193 SFT	1527 SFT	1985 SFT
5	1011 SFT	25 SFT	275 SFT	1459 SFT	1897 SFT
6	842 SFT	29 SFT	151 SFT	1146 SFT	1490 SFT
7	842 SFT	27 SFT	152 SFT	1146 SFT	1490 SFT

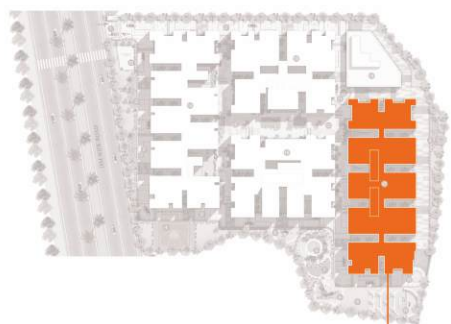


## SPACES INSPIRED BY GRACIOUS LIVING

### DAHLIA AREA STATEMENT

FLAT NO.	CARPET AREA	UTILITY AREA	BALCONY AREA	TOTAL AREA	BUA AREA
1	1109 SFT	71 SFT	149 SFT	1488 SFT	1935 SFT
2	1112 SFT	70 SFT	142 SFT	1475 SFT	1918 SFT
3	1112 SFT	70 SFT	142 SFT	1475 SFT	1918 SFT
4	1112 SFT	70 SFT	142 SFT	1475 SFT	1918 SFT
5	1048 SFT	170 SFT	212 SFT	1580 SFT	2054 SFT
6	1117 SFT	68 SFT	275 SFT	1617 SFT	2102 SFT
7	715 SFT	26 SFT	159 SFT	1012 SFT	1316 SFT
8	714 SFT	26 SFT	159 SFT	1012 SFT	1316 SFT
9	714 SFT	26 SFT	159 SFT	1012 SFT	1316 SFT
10	1069 SFT	39 SFT	186 SFT	1453 SFT	1888 SFT

### KEY PLAN



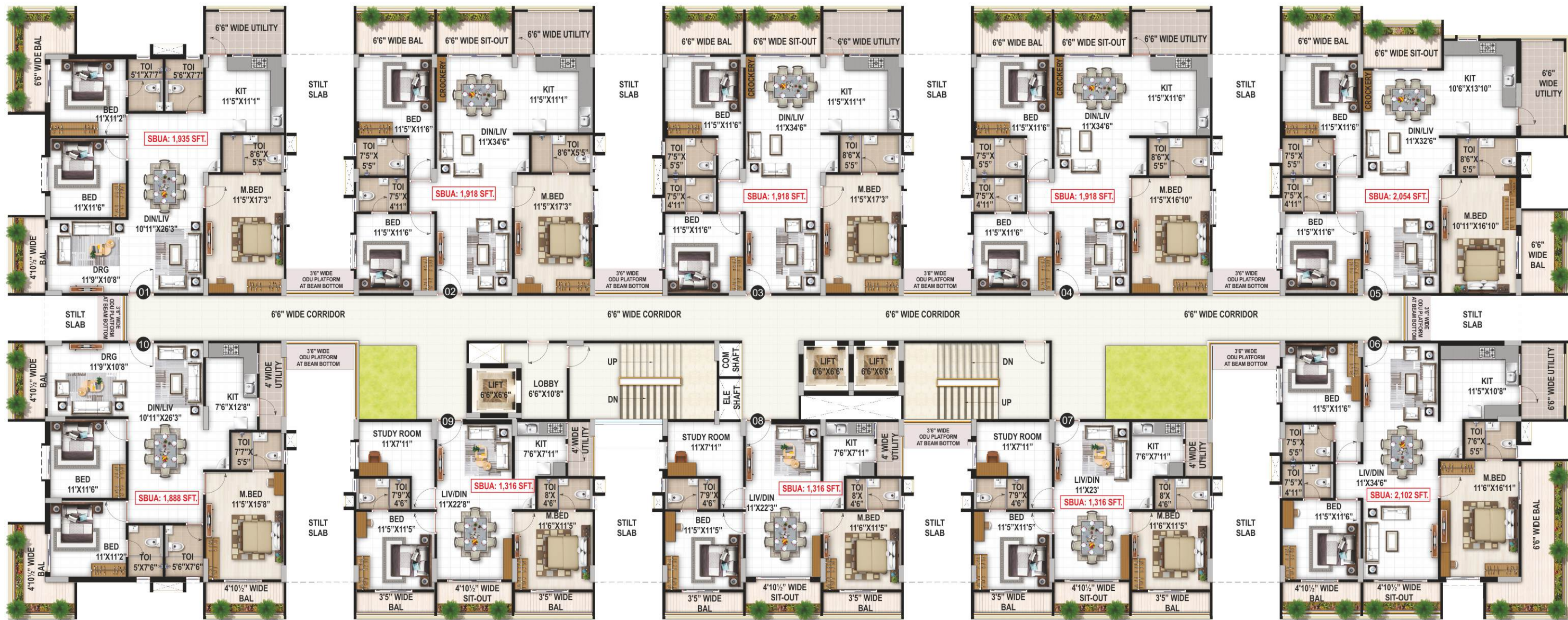
DAHLIA

### DAHLIA

### TYPICAL FLOOR PLAN (2ND, 4TH & 9TH FLOOR)



Registration Number:  
P02200003833





# YOUR ISLE AMID CIVILIZATION

**Sita Exotica** connects you better with life. Discover a neighborhood bustling with amenities and a whisker away from places such as Suchitra Circle, Bowenpally, New Bowenpally, Jubilee Bus Station, and of course Secunderabad. Kompally is the place your isle is. Close to NH 44, the community offers a swift drive way to major destinations within city for work/entertainment or farther travel outside the city.

Kompally is a place where future unfolds gracefully with endless possibilities. Better connected to schools, colleges, entertainment, banks, hospitals, food courts, and fun centres, life takes a full circle in this orbit and you will be glad **Sita Exotica** is part of this constellation.



## LOCATION PLAN



### Education

- SBR International School: 600 m
- SMS Kids: 500 m
- Hello Kids Vedas Pre School: 1.7 km
- Gowtham Model School: 650 m
- New little High School: 1.5 km
- Kidzee: 1.2 km
- Siva Vidya Niketan School: 2.3 km
- Delhi World Public School: 4 km
- Little Champs High School: 2.4 km
- Narayana School: 1.8 km
- Wonder Kids School: 2.4 km
- Dhatri Model School: 7.9 km
- Loyola Academy Junior College: 4.1 km
- Sherwood Public School: 2.7 km
- St. Moses High School: 1.2 km
- Suchitra Academy Int'l School: 2.9 km
- TNR Excellencia Academy: 1.3 km
- Sadhu Vaswani Int'l School: 5.8 km
- Siva Sivani's SPS High School: 1.8 km
- DRS International School: 9.9 km
- Preston International School:
- Malla Reddy Eng College: 11 km

### Hospitals

- Konark Hospital: 1.6 km
- Srujana Hospital: 950 m
- Medic Health Centre: 1 km
- RamRaj Super Speciality Hospital: 4 km
- ESI Hospital: 2.5 km
- Russh Super Specialty Hospital: 1.7 km
- Lions Club of Hyderabad Hospital: 4.7 km
- Stork Multispecialty Hospital: 3.6 km
- Dr Aravind's ENT and Eye Hospital: 1.3 km
- Hegde Fertility: 1.7 km
- Renova Hospital: 3.1 km
- Srikara Hospital: 2.6 km

- Suraksha Women & Children Hospital: 2.7 km
- Janapareddy Hospitals Mother: 4.4 km

### Banks

- State Bank of India: 600 m
- Andhra Bank: 3.3 km
- Axis Bank: 1.1 km
- IndusInd Bank: 2.9 km
- Bank of Baroda: 1.8 km
- IDBI Bank: 2.6 km
- HDFC Bank: 2.2 km

### Restaurants

- Vindhu Family Restaurant: 1.8 km
- Kritunga Restaurant: 1.9 km
- Swagath Grand-Suchitra Circle: 2 km
- Shree Krishna Family Dhaba: 1.6 km
- Biryani House: 700 m
- KFC: 2.4 km
- Dominos: 3.1 km
- Subway: 1.7 km
- Fاساس: 1.4 km

### Shopping Centres

- R.S Brothers: 1 km
- The Chennai Shopping Mall: 2.3 km
- KLM Fashion: 2.3 km
- South India Shopping Mall: 2.4 km
- Max: 2.7 km
- Metro Shopping Mall: 3.8 km
- Decathlon: 1.7 km

### Grocery Stores

- D-Mart: 3.3 km
- More Supermarket: 1.8 km
- Ratnadeep Supermarket: 1.8 km

- Every Day Fresh Supermarket: 3.8 km
- Ushodaya Supermarket: 3.4 km
- Vishal Mega Mart: 750 m

### Entertainments

- Bhujanga Theatre: 3.1 km
- Asian Sha Shahensha: 4 km
- Ranga Theatre: 3.2 km
- Miraj Cinemas: 5.3 km
- Asian Cineplanet Multiplex: 4.2 km
- Runway 9: 4.9 km
- Dhola-Ri-Dhani: 6 km

### Parks

- GHMC Park: 50 m
- Raghavendra Nagar Colony Park: 1 km
- Vasanth Vihar Colony Park: 1.3 km
- KS Deewan Amusement Park: 1.9 km

### Work Places

- Twin Towers in Kompally: 12 km
- Naukri Corporate Office: 12 km
- DBS Business Center-Serviced Office: 8.8 km
- Tech Mars Global IT Services Pvt Ltd: 10 km
- RTA Office: 2.5 km

### Near by Locations

- Alwal: 6.5 km
- Bolarum: 7 km
- Chinthala: 3.7 km
- Jeedimetla: 3.2 km
- Kompally: 5.8 km

### Metro

- Metro Cash n Carry: 9.6 km





# THE ALTAR OF STANDARDS

## STRUCTURE

- RCC Framed structure to withstand wind & Seismic loads.

## SUPER STRUCTURE

- Standard brick work with AAC blocks.

## PAINTINGS (WALL FINISHES)

- Interior Walls: Single coat plastering, Altech luppam finish on the interior walls with premium emulsion quality paints.
- Exterior Walls: External walls with two coat plastering in sponge finish, with premium quality exterior paint.

## DOORS

- Main Doors: Engineered/Hardwood frame finished with melamine spray finish on veneered flush shutters with reputed hardware.
- Internal Doors: Engineered/Hardwood door frame & laminate shutter and hardware of reputed make.
- French Doors: uPVC door frames with flat glass paneled sliding shutters with provision for mosquito mesh track.
- Utility Doors: uPVC door frame with combination of tinted float glass & laminated MDF Panel.

## WINDOWS

- Windows: uPVC window glazing system with sliding shutters with provision for mosquito mesh track.

## FLOORING

- Living & Dining: 800X800 mm size double charged vitrified tiles of reputed make.
- All Bedrooms & Kitchen: 800X800 mm size double charged vitrified tiles of reputed make.



- All Balconies: Anti-skid ceramic tiles of reputed make.
- Bathrooms: Anti-skid ceramic tiles of reputed make.
- Corridors: Vitrified tiles of reputed make.
- Staircases: Tandur/Kota Stone.

## ELECTRICAL

- Power sockets for air conditioners in living, dining and bedrooms.
- Power sockets for geysers in all bathrooms.
- Power sockets for hob, chimney, water purifier, exhaust fan, refrigerator, microwave oven, mixer/grinder in kitchen.
- Washing machine/dishwasher in utility area.
- Three phase supply for each unit and individual prepaid meters Miniature Circuit Breakers (MCB) for each distribution board of reputed make.
- Modular switches of reputed make.

## PLUMBING

- CPVC Fitting and Pipes for water lines PVC SWR (Prince or equivalent) for drainage system.

## TOILETS (TILE CLADDING)

- Bathrooms: Glazed/mate finish ceramic tiles dado up 7' height.
- Utility Area: Ceramic tile dado up to 3' height and flooring with matte finish.

## KITCHEN

- Granite platform with stainless steel sink, CP fittings with 2.0 height ceramic tiles dado over granite counter top.
- Provision for fixing of water purifier, exhaust fan/chimney.

- Separate municipal water tap along with Borewell water tap.
- Provision for washing machine in utility area.

## INTERCOM

- Telephone points in living room and facility to all the units connecting security and neighborhood.

## TV CABLE PROVISION

- Provision for cable connection in living room.

## INTERNET PROVISION

- Internet cable provision for all flats.

## GENERATOR

- DG set backup for lifts, common areas and provision of 6 points per flat.

## LIFTS

- Branded automatic lifts of reputed make with rescue device and V3F for efficiency.

## FIRE SAFETY

- Full-fledged fire fighting system as per fire norms.

## UTILITY/WASH AREA

- Provision for washing machine, & wet area for washing utensils etc.

## BATHROOMS

- Premium quality ceramic wash basins of reputed make.
- Premium quality EWC with flash tank of best reputed make.

- Premium quality single lever C.P fitting of reputed make.
- Provision for geysers in bathrooms.
- Metered water supply to all flats.

## FACILITIES FOR PHYSICALLY CHALLENGED

- Access ramps at all bocks entrance for differently-abled.

## SECURITY/BMS

- Sophisticated round the clock security/surveillance System.
- Surveillance cameras at the main security and entrance of each block to monitor and CCTV camera inside the lifts.
- Panic button and intercom facility in the lifts connected to the security room.
- Solar power fencing around the compound.

## WTP & STP

- Fully treated water will be made available through an exclusive water softening plant.
- Adequate supply of water with pressure for all floors.
- A sewage treatment plant of adequate capacity inside the project, Treated sewage water will be used for landscaping.
- Rain water harvesting at regular intervals provided for recharging ground water levels.

## BILLING SYSTEM

- Automated billing system for water & power supply.



M/s Sita Shelters Pvt Ltd & M/s Seetha Estates are known for thoughtful planning and focusing on every detail; this has been their hallmark over the last 30 years. These enterprises have reached heights with the pioneering efforts of their Managing Director, **Mr. P. Rama Chandra Raju**, who is a Civil Engineer himself. 50+ outstanding projects completed and many more in the offing testify to their credentials.

All projects symbolize a balance between function and form with innovative designs. Located in quiet neighbourhoods, they provide ideal residential life, salubrious ambience, and great amenities.

Above all else are the timely execution and overwhelming pride of their clients being given the best value for money.

**BAJAJ HOUSING FINANCE LTD.**



Promoters



**Sita Shelters Pvt Ltd.**

We Strive to build your dreams

Marketing enabled by:



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